

# PONCET & PONCET

*L'Immobilier d'Exception*  
— F R A N C E —

81 SHEELEY ROAD



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Exclusive Affiliate of Christie's International

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## 81 SHEELEY ROAD

81 Sheeley Road in Grahamsville, New York 12470. 99 acres surrounded by permanent open space. Sub-dividable along existing frontage. Close to the New York Metro area only 2 1/2 hours, 111 miles per Google Maps. Sustainable, secure, private outstanding off-grid or linked location. On the market for the first time in more than 70 years! This is like finding a classic car in a barn, or discovering a Monet at a garage sale! As a prospective owner or real estate professional, you owe it to yourself to learn more about this heritage property. Some possible uses under existing zoning include: family compound, celebrity refuge, winery, Ag-tourism, sport training facility, world-class B&B, executive retreat, corporate conference center, wedding venue or simply a home to "one-up" the Hamptons . Property is shown by appointment only.

Prix : \$3,250,000.00 USD



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